CITY HALL COUNCIL CHAMBERS
SANTA MARIA, CALIFORNIA
REGULAR MEETING

FEBRUARY 15, 2005

INVOCATION:
Pastor Carl Nielsen of Bethel Lutheran Church gave the invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG:
Councilmember Orach led the pledge of allegiance.

CALL TO ORDER:
Mayor Lavagnino called the Regular Meeting of the City Council to order at 6:30 p.m.

ROLL CALL:
MEMBERS PRESENT
Councilmembers Mariscal, Orach, Patino, Trujillo, and Mayor Lavagnino.

STAFF MEMBERS PRESENT
City Manager Ness, Assistant City Manager Haydon, City Attorney Trujillo, Police Chief Macagni, Community Development Director Lindsey, Fire Chief Ortiz, Director of Recreation and Parks Posada, Director of Administrative Services Snodgrass, Director of Utilities Chisam, City Engineer Sweet, City Librarian Pinneli, Management Analyst van de Kamp, and Chief Deputy City Clerk Perez.

VOLUNTEER OF THE MONTH
Councilmember Mariscal recognized Tara Boucher, the Recreation and Parks Department Volunteer of the Month for February, for her dedication of time and energy to our local Special Olympics' athletes and for her marketing and advertising services provided for Special Olympics. Ms. Boucher was not present to accept.

ANNOUNCEMENTS
Mayor Lavagnino read an email message he received from a person in Santa Barbara commending the City for naming a City street in honor of Corporal Joseph J. Heredia. He announced that this was just one of many emails and telephone calls he had received congratulating the City on their action. He indicated the dedication ceremony of the street name sign was very moving and thanked everyone involved.

PUBLIC COMMENT
Andrew Maldonado, Para un San Martin Mejor, announced that a Mixtec carnival would be held at the Veterans' Memorial Community Center on February 19th and 20th by the Oaxacan community of Santa Maria.

Ernest Armenta spoke regarding a proposal on the last agenda for the sale of methane gas from the landfill with the money being used to fund police and fire services. He urged the Council to use the money from the sale to reduce the landfill charges for the residents of Santa Maria.

City Manager Ness explained that on the last Council agenda there was an item related to establishment of a Municipal Electrical Utility which was continued to March 1st, but nothing related to the sale of methane gas.

Leonard Champion, Santa Maria Firefighters Union, Local 2020, thanked the City Council for responding to the needs of the Fire Department and the community by building Fire Station No. 4. He talked about the dedication ceremony and thanked everyone involved.

Bob Zeiner spoke about the Michael Jackson trial and the opportunity Santa Maria had to make a good impression on the world.

Bob Hatch, Chamber of Commerce, commended the City on the dedication ceremony for the Heredia Lane street sign. He also talked about the number of requests for information

the Chamber of Commerce had received and the types of information they were providing to visitors and media who were here for the Michael Jackson trial.

CONSENT CALENDAR
Ernest Armenta asked about Item 3O, annexation of seven parcels into the City's Landscape Maintenance Districts, and why the property owners were not getting to vote as required by Proposition 218.

Mayor Lavagnino requested City Attorney Trujillo to meet with Mr. Armenta and explain the process to him.

City Manager Ness requested Item 3L, an agreement with Select Personnel Services for the School Crossing Guard Program, be removed from the Consent Agenda as the agreement had not been properly executed by Select Personnel Services.

Consent Calendar Items A through O, except Item L, were approved with the indicated action on motion by Councilmember Orach, seconded by Councilmember Trujillo, and carried on the following vote:

AYES:	Councilmembers Mariscal, Orach, Patino, Trujillo, and Mayor Lavagnino
NOES:	None
ABSENT:	None
ABSTAIN:	None

A. ORDINANCES
The reading in full of all ordinances and resolutions was waived. Ordinances on the Consent Calendar will be adopted by the same vote cast at the first reading unless City Council indicates otherwise.

B. MINUTES.
The Minutes of the Regular City Council Meeting of February 1, 2005, were approved as submitted.

C. RELEASE OF BOND
The public improvements were accepted and a Faithful Performance Bond posted in connection with Princess Estates, Tract 5699, in the reduced amount of $20,000 for the construction and installation of public improvements was released with the order that the Contractor, Labor and Material Bond be held until August 2005, and the Guarantee and Defective Material Bond be held until February 2006.

D. RELEASE OF BOND
The public improvements were accepted and a Faithful Performance Bond for North Preisker Ranch, Tract 5764, Phase 2, in the reduced amount of $75,000 for the construction and installation of public improvements was released with the order that the Contractor, Labor and Material Bond be held until August 2005, and the Guarantee and Defective Material Bond be held until February 2006.

E. WARRANTS
Warrant Nos. 118073 to 118339 in the amount of $1,603,856.78 were ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Administrative Services. Warrant Nos. 117392, 117733, 118001, 118107, and 118182 were cancelled.

F. PAYROLL
Payment of payroll was ordered ratified subject to having been certified by the proper Department Heads as shown on records on file in the Administrative Services Department and having been approved for payment by the Director of Administrative Services.

G. ENTERTAINMENT LICENSE
An Entertainment License for Roca'e Sports Lounge at 3546 Skyway Drive was approved to allow entertainment Wednesday through Saturday evenings from 10:00 p.m. to 2:00 a.m.

H. ALCOHOLIC BEVERAGE LICENSE
A Notice from the California Department of Alcoholic Beverage Control of an application for an Alcoholic Beverage License for Coachman Catering located at the Santa Barbara County Fairpark, 937 S. Thornburg was noted and filed.

I. ALCOHOLIC BEVERAGE LICENSE
A Notice from the California Department of Alcoholic Beverage Control of an application for an Alcoholic Beverage License for Roca'e Sports Lounge located at 3546 Skyway Drive was noted and filed.

J. ALCOHOLIC BEVERAGE LICENSE
A Notice from the California Department of Alcoholic Beverage Control of an application for an Alcoholic Beverage License in an existing restaurant for Perko's Cafe located at 726 S. Broadway was noted and filed.

K. NOTICE OF COMPLETION
A Notice of Completion for the Fueling Facility Upgrade project, Bid No. 2004/09 was approved for recording.

L. SELECT PERSONNEL SERVICES, INC., AGREEMENT
The agreement with Select Personnel Services, Inc., for the operation and administration of the School Crossing Guard Program was withdrawn from the Consent Agenda.

M. CONGESTION MITIGATION & AIR QUALITY FUNDS
Resolution No. 2005-22 was adopted approving the expenditure of Congestion Mitigation & Air Quality Funds (CMAQ) granted for the Lompoc-VAFB-Santa Maria Intercommunity Transit Service.

Resolution No. 2005-22 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ENDORSING THE EXPENDITURE OF FUNDS FOR FEDERAL CONGESTION MITIGATION AND AIR QUALITY (CMAQ) FOR A THREE-YEAR LOMPOC-VAFB-SANTA MARIA INTERCOMMUNITY TRANSIT SERVICE.

N. NO STOPPING ZONES
Resolution No. 2005-23 was adopted approving the establishment of No Stopping Zones along Railroad Avenue near El Camino Street.

Resolution No. 2005-23 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ADOPTING NO STOPPING ZONES ALONG RAILROAD AVENUE PURSUANT TO SECTION 7-5.16 OF THE SANTA MARIA MUNICIPAL CODE.

Resolution No. 2005-24 was adopted approving a Passenger Loading Zone on Railroad Avenue near El Camino Street.

Resolution No. 2005-24 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ESTABLISHING A PASSENGER LOADING ZONE ON RAILROAD AVENUE PURSUANT TO SECTION 7-5.05 OF THE SANTA MARIA MUNICIPAL CODE.

O. INTENT TO ANNEX
Resolution No. 2005-25 was adopted expressing the Council's intent to annex seven (7) parcels into the Northeast, South Miller Street/South College Drive and Southwest Landscape and Lighting Districts.

Resolution No. 2005-25 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, INITIATING PROCEEDINGS AND DECLARING THE INTENTION TO ANNEX TERRITORY TO ASSESSMENT DISTRICTS PURSUANT TO THE "LANDSCAPE AND LIGHTING ACT OF 1972" (KRAGEN AUTO PARTS, DONOVAN ESTATES, GUZMAN RESIDENTIAL DEVELOPMENT, HOME BASE BUILDING CONVERSION, TILECO DISTRIBUTORS, ROBERT JONES INDUSTRIAL BUILDING AND MEENA INDUSTRIAL PARK).

PRESENTATION ON VECTOR CONTROL

Mitch Bernstein, General Manager of the Santa Barbara Coastal Vector Control District, gave a presentation on the results of a survey for proposed mosquito and disease prevention services for Santa Maria and the North County and a proposal for a mailed ballot measure seeking a property tax assessment to pay for vector control services. The Santa Barbara Vector Control District recently completed the Opinion Research and Survey for Proposed Mosquito and Disease Prevention Services. The level of public support to proceed forward with a Proposition 218 property owner ballot measure is significant. For the Santa Maria Area, the survey determined that the single family resident property owner represented a 65 percent approval rate for the seven dollar per year assessment. About 5300 surveys were mailed to residents within the City and an additional 500 were mailed to areas directly surrounding the City. All that is required to pass the ballot measure is a 50 percent plus one majority. The survey found that most residents desire mosquito and vector control services, but at an affordable rate. The top three service priorities identified in the survey were: (1) reduce the number of mosquitoes and the diseases they carry; (2) reduce mosquito populations using environmentally safe approaches; and (3) regularly test for and help prevent diseases carried by mosquitoes, such as Encephalitis, West Nile Virus, and Dog Heartworm. At its January 13, 2005, meeting, the District Board approved a resolution of annexation to include all of the remaining territory within the county not currently within the District. This essentially includes the five north county cities. The resolution stipulates that the annexation can only be completed contingent on a successful passage of a Proposition 218 property owner mailed ballot measure. The Vector Control District will pay the estimated $150,000 cost of the mailed-ballot election with no cost to the City. Due to a tight timeline, an application packet has been submitted to LAFCo to hold a place on the agenda with an anticipated hearing date of March 3, 2005.

Councilmember Trujillo asked if the Vector Control District was private or public.

Mr. Bernstein explained that it was an independent special district formed under the Health and Safety Code of the State of California and was governed by a Board of Trustees.

Councilmember Trujillo asked if the proposed $7.17 assessment was a flat rate or if it was $7.17 per $1,000 of assessed value of each property.

Mr. Bernstein replied it was a flat rate of $7.17 per year per single family residential property.

Councilmember Trujillo asked if the City was currently providing vector control services for Santa Maria.

City Manager Ness explained that staff was doing the best it could with the resources that were available within existing departments' budgets. Recreation and Parks and the Fire Department were the two City departments that responded to complaints at this time.

Councilmember Trujillo asked why the ballot measure for the property assessment would be a mailed ballot instead of being placed on the ballot at the next regular election.

Mr. Bernstein explained that the wording of Proposition 218 required a mailed-ballot election with the ballots sent to property owners only since they would be the ones paying the assessment.

Councilmember Orach asked if the ballots would be in English and Spanish.

Mr. Bernstein replied that their consultant felt the property owners had sufficient knowledge of the English language to read and mark the ballots, and Spanish translation was not required.

Councilmember Orach asked if the $7.17 was what was currently being charged in South County.

Mr. Bernstein responded that was correct except for Carpenteria which was slightly higher.

Councilmember Orach asked if there was an additional charge if a property owner had a problem and needed the Vector Control District to come to their property.

Mr. Bernstein explained there was no additional charge. That service would be included in the annual assessment.

Councilmember Patino asked if the City received many calls regarding mosquito abatement.

City Manager Ness explained that the City did not get a lot of calls, and really didn't have a good way to handle them at this time. If the complaint is regarding standing water, the Fire Department and/or Code Compliance is called to investigate. The City does not have the ability to go on private property without permission. The City usually refers the callers to private pest control services. If the complaint is regarding City property, the Recreation and Parks Department handles the complaint, but the City does not have trained staff that is knowledgeable about vector control.

Councilmember Patino asked how many calls the City received regarding mosquitoes, roof rats and bees.

Fire Chief Ortiz replied that the City usually receives about a handful of complaints regarding mosquitoes, none that he is aware of regarding roof rats, and a lot of bee calls. Councilmember Patino asked if the City did any type of public education.

Chief Ortiz explained that the City had done some outreach on the City's website regarding bees and West Nile Virus.

Councilmember Orach asked who handled complaints about mosquitoes in the flood control channels.

Mr. Bernstein said the Vector Control District would handle those types of complaints under this proposal.

Councilmember Orach asked if the City had received many complaints from the neighbors around City-owned ponds.

City Manager Ness indicated the Recreation and Parks Department had received calls regarding the lakes near the River Oaks Development, and the Department had addressed those. In areas where the wind blows over large bodies of water regularly, there isn't much of a mosquito problem. The City treats its water ponds with mosquito fish.

Councilmember Patino asked why Mr. Bernstein had indicated that some areas of Zone 3 in the unincorporated County area were not funded for vector control services.

Mr. Bernstein explained that the District had an Attorney General opinion that they didn't need to do a Prop 218 mailed-ballot election in those areas; but there were some questions raised about not doing the election, so assessments were not charged. Now they are proposing to include those areas in a mailed-ballot election to get authorization to charge the assessment.

Councilmember Mariscal commented that Mr. Bernstein's presentation sounded like Santa Maria had a problem and the Vector Control District was here to fix it. In fact, the City of Santa Maria did not have a problem with mosquitoes, roof rats or bees.

Mr. Bernstein said in some areas there was a problem, and people did not know how to take care of it. There are issues in Santa Maria. There are rats and areas with mosquitoes and yellow jackets. This area is similar to other areas that have found West Nile Virus.

Councilmember Mariscal asked if an individual could go to the District's website and get information they needed about vector control.

Mr. Bernstein said a professional inspector really needs to go to the property and look at the problem in order to determine what needs to be done. The average person may not know how to identify the problem.

Councilmember Mariscal asked if there was a reason why the survey did not include a statement that some of the services were available through private pest control businesses.
Mr. Bernstein explained that some of the pest control services do not have the ability to go onto private property uninvited while the District could. The District makes a lot of referrals to pest control services.

Councilmember Mariscal asked how many of the 2,600 survey responses received were from Santa Maria property owners.

Mr. Bernstein replied that he did not have that information available. Five thousand surveys were mailed out. He said he was assured by their consultants that 2,600 responses was a statistically valid survey.

Councilmember Mariscal stated Mr. Bernstein was here as a courtesy to request the City participate; however, the District could move forward with the mailed-ballot election without the City Council's support or approval.

Mr. Bernstein explained that the District could go forward with the mailed-ballot election without the City's approval, but they didn't want to do that. They wanted to get the information out to the cities. It is good government to provide the people with the information they need to make a decision.

Councilmember Mariscal indicated that the fee structure that was presented listed $7.17 per year for single family residents. He asked what the assessment would be for apartments and commercial buildings.

Mr. Bernstein again displayed the rate structure slide which showed the proposed assessment for apartment and investment properties, business and industrial properties, large lots, and agricultural land.

Councilmember Mariscal asked where the District would locate an office in the North County area and how they would staff it.

Mr. Bernstein responded that the District currently has an office in the South County and planned to open an office in the North County as well. They planned to have staff and the same level of service that is provided in the South County.

Councilmember Mariscal asked what percentage of the District's revenue would be generated in Zone 3.

Mr. Bernstein replied that Zone 3 would generate about $400,000 a year.

Councilmember Mariscal stated under Proposition 218, only 50 percent plus one of the returned ballots are needed to pass the assessment. Therefore, only a small percentage of people would be making the decision for all the property owners.

Mayor Lavagnino commented that as he understood it, all of the South County was covered by the District, even the incorporated cities. In the North County, though, none of the incorporated cities were covered, and there were areas in the County that were part of the District that were not being charged at this time. He asked if the Vector Control District services in the South County had had any negative impact on private pest control businesses.

Mr. Bernstein replied that he had not received any input regarding any negative effect on the private businesses. The District just annexed the City of Santa Barbara, and there has been no questions or comments from the pest control services.

Mayor Lavagnino stated in Santa Maria the mailed ballots needed to be in both English and Spanish to accommodate the City's large Hispanic population. He asked if the cost of the mailed-ballot election would be totally paid for by the District with no cost to the City.

Mr. Bernstein reiterated that there would be zero cost to the City for the election. It would be totally paid for by the District.

Mayor Lavagnino expressed concern that if the City chose to continue as it was without joining the Vector Control District, it would be exposing the City to liability if someone contracted West Nile Virus.

Mr. Bernstein explained that West Nile Virus was the worst mosquito-borne epidemic in modern times.

Mayor Lavagnino opened the discussion to the public.

Andy Caldwell, COLAB, spoke against joining the District. The County Health Department budget was $70 million a year. As a public health threat, the County Health Department should be handling vector control. He talked about the $400,000 in revenue the District would generate which would be used for office space rental and staffing, not vector control. The local tax payers association has not had an opportunity to thoroughly review this.

Mr. Caldwell read a letter from Joe Armendariz, Santa Barbara County Taxpayers' Association, opposing the assessment.

Ernest Armenta spoke against the assessment. The City should pay for vector control services for the residents of Santa Maria, not put it on the taxpayers to pay for. He suggested the Vector Control District apply for Community Development Block Grant funds or contract with the City to provide services without taxing the property owners.

Sandy Gaggero said she heard on the radio that it would be $7.17 per month, not per year. She expressed concern about a special assessment.

Nancy Stewart indicated she received one of the surveys in the mail as did her son and one of her employees. She said the survey was very vague. It asked if you would be willing to pay $7.17 to have mosquitoes taken care of; but it didn't say whether it was $7.17 a year, a month, or per $1,000 of assessed value of the property. It didn't say what property owners could do as an alternative. She said she thought the City was doing a good job and should continue.

There were no further public comments.

Councilmember Mariscal asked how long the Vector Control District had been funded by special assessments and has there been any change in the assessment amount during that time.

Mr. Bernstein replied the District assessments started in the mid 1990's. The District was previously funded through property tax, but that was lost in the ERAF shifts of the early 1990's. The District lost a significant amount of funding at that time. The only alternative was to go to special assessments. The assessments have never been raised and could only be raised through another mailed-ballot election. Any increase would probably only be for a cost of living adjustment. The District runs a very efficient organization and is very fiscally prudent and has not needed to increase the assessments.

Councilmember Mariscal said vector control was a public health issue and the County Public Health Department should be handling it from their $70 million budget.

Councilmember Patino said she felt it was inappropriate for the Vector Control District Board to move forward with the annexation of the North County areas without finding out if there was really a vector control problem. She didn't think there was a significant enough problem to warrant another tax on the property owners. She asked if the District would go forward with the mailed-ballot election without the City's support.

Mr. Bernstein stated the annexation petition before LAFCo was contingent on the mailed ballot being approved. He didn't know what the final outcome would be, if the City of Santa Maria would be included in the election or not. He didn't know if there would be enough revenue generated to go forward without the City of Santa Maria.

Councilmember Orach indicated that if, in the future, the City did develop a vector problem, the City could find the money to take care of it.

Mayor Lavagnino indicated he had some problems with the proposal. If there is a health problem, the County Health Department should take care of it.

On motion by Councilmember Mariscal, second by Councilmember Patino, and carried on the following vote:

AYES: Councilmembers Mariscal, Orach, Patino, Trujillo, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

Staff was directed to prepare two letters for the Mayor's signature to the Santa Barbara County Board of Supervisors stating vector control was a County Health Department issue and should be handled by the Health Department and to LAFCo stating the City Council's opposition to annexation of the City of Santa Maria into the Vector Control District.

LA VIGNA AT WESTGATE RANCH, TRACT 5865

Community Development Director Lindsey gave the staff report. The proposed project is the subject of a recent amendment to the Land Use Element, Zoning Map and the Blosser Southwest Specific Plan which was approved on August 3, 2004, for Moretti. La Vigna at Westgate Ranch is located on the northwest corner of Westgate Road and Marsala Avenue. Tentative maps are normally approved by the Planning Commission. However, since the proposed project has lot sizes less than the 6,000-square-foot minimum lot size permitted in the R-2 zoning district, the tentative map must be approved by the City Council. The overall density of the project with the small lot sizes is still consistent with the MDR-12 General Plan land use designation. The project would create 142 residential lots and 1 common lot on a 17.2 acre parcel. The residential lots range in size from 2,987 square feet to 3,999 square feet. The Planning Commission held a public hearing on January 19, 2005, and adopted Resolution No. 2357 recommending that the City Council approve the tentative map for the project. A Planned Development Permit is being processed concurrently with the tentative map. The Planning Commission is scheduled to take final action on the Planned Development Permit on February 16, 2005, if the City Council approves the tentative map.

Mayor Lavagnino opened the public hearing.

Jon Martin, the applicant, gave a brief overview of the proposed development.

Councilmember Patino asked if there would be a Homeowners' Association for the project.

Mr. Martin replied that there would be and that about half of the land area would be in common area. There would be on-site recreation facilities in the center of the development.

Councilmember Patino expressed concern regarding increased traffic on Battles Road.

Mr. Martin explained that there were two entrances into the project on Westgate Road and on Marsala Avenue. There would be no access directly onto Battles Road.

Councilmember Mariscal asked what the mix of lot sizes was.

Mr. Martin explained that it would be about even.

Councilmember Mariscal asked if a County Fire Department clearance had been obtained for the project and if the signal at Blosser Road and Battles Road would be installed.

Mr. Martin replied the Fire Department clearance letter had been taken care of.

City Engineer Sweet talked about the traffic signal.

Victor Lopez questioned the traffic flow. He said it appeared a lot of traffic would be using Westgate Road. He recommended the access be onto Battles Road instead of Westgate Road.

City Engineer Sweet explained that Battles Road was a primary arterial, and staff attempts to limit access from developments onto primary arterials whenever possible. Westgate Road had sufficient capacity to handle the increased traffic from this development.

Hearing no further testimony, Mayor Lavagnino closed the public hearing.

Resolution No. 2005-26 was adopted on motion by Councilmember Trujillo, seconded by Councilmember Orach, and carried on the following vote:

AYES: Councilmembers Mariscal, Orach, Patino, Trujillo, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2005-26 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE TENTATIVE MAP FOR LA VIGNA AT WESTGATE RANCH, TRACT 5865, LOCATED AT THE NORTHEAST CORNER OF WESTGATE ROAD AND MARSALA AVENUE.

LIBRARY PARKING STRUCTURE

City Engineer Sweet gave the staff report. The Library Parking Structure consists of a 55,000 square foot, two-tiered, cast-in-place, concrete parking structure with associated site development, landscaping and public improvements at the corner of McClelland Street and Cook Street. This project was originally bid in December of 2004. The original bids were rejected and the project re-advertised by City Council on January 4, 2005. Bids were opened on January 25, 2005. Four bids were received. The low bidder is A. J. Diani Construction Company, Inc., of Santa Maria with a bid of $5,085,000.

City Librarian Pinneli gave an overview of the time line for the new library project. The library parking structure should start construction around April 1st with a completion date of November 1st. Building demolition on the Haglund property and the barbershop property is scheduled for September. The actual library construction should start in November of this year with completion expected in January of 2007. The official grand opening should take place in February of 2007.

Resolution No. 2005-27 was adopted on motion by Councilmember Patino, seconded by Councilmember Trujillo, and carried on the following vote:

AYES: Councilmembers Mariscal, Orach, Patino, Trujillo, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2005-27 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING A CONTRACT WITH A. J. DIANI CONSTRUCTION CO., INC., FOR LIBRARY PARKING STRUCTURE, BID NO. 2005/03.

REPORT BY CITY MANAGER

City Manager Ness reported on items for the March 1, 2005, City Council meeting including public hearings to consider a General Plan Amendment and Zone Change for La Vintana formerly Silva Estates, a General Plan Amendment and Zone Change for Lo Mejor de Jalisco, and a continued public hearing on the proposed Municipal Electrical

Utility, as well as the Chamber of Commerce's Semi-Annual Report, an appointment to the Community Action Commission, amendments to the City's Investment Policy, and the General Plan Annual Report.

ORAL REPORTS OF COUNCILMEMBERS
There were none.

CLOSED SESSION
The City Council adjourned to Closed Session at 9:05 p.m. for the following:

- Conference with Legal Counsel regarding existing litigation pursuant to Subsection (a) of Government Code Section 54956.9 to discuss Santa Maria Valley Water Conservation District v. City of Santa Maria;

- Conference with Legal Counsel regarding existing litigation pursuant to Subsection (a) of Government Code Section 54956.9 to discuss Pierce v. Santa Barbara County Association of Governments, et. al;

- Conference with Legal Counsel regarding initiation of litigation pursuant to Subsection (c) of Government Code Section 54956.9 (1 matter);

- Conference with Labor Negotiator pursuant to Government Code Section 54957.6, Agency representative: Assistant City Manager, Employee organization: Santa Maria Firefighters Union, Local 2020.

After the Closed Session, the following was announced:

Santa Maria Valley Water Conservation District v. City of Santa Maria – Status report. No reportable action.

Pierce v. SBCAG – Direction was given to staff.

Initiation of Litigation (1 matter) – Status report. No reportable action.

Conference with Labor Negotiator re: Santa Maria Firefighters Union, Local 2020 – Direction was given to staff.

ADJOURNMENT
There being no further business to come before the City Council at this time, the meeting was declared adjourned at 10:03 p.m. by order of Mayor Lavagnino.

APPROVED March 1, 2005
Date

Patricia A. Adams
Chief Deputy City Clerk of the City of Santa Maria and ex-officio Clerk of the City Council

ATTEST Patricia A. Adams
Chief Deputy City Clerk

S. J. Lavagnino
Mayor of the City of Santa Maria